143.0	0010	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	863,600 / 863,600
					USE VALUE:	863,600 / 863,600
					ASSESSED:	863,600 / 863,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		MURRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHAEDEL STEVEN
Owner 2:	RIEGER STEVEN
Owner 3:	
Street 1:	4 MURRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TORONTO JOSEPH M--ETAL -
Owner 2:	TORONTO MARGARET M -
Street 1:	4 MURRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1952, having primarily Vinyl Exterior and 1985 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5429.000	396,700	600	466,300	863,600
Total Card	0.125	396,700	600	466,300	863,600
Total Parcel	0.125	396,700	600	466,300	863,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.06 | /Parcel: 435.06

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	93507
GIS Ref	
GIS Ref	
Insp Date	04/20/18

!11179!

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0010-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	396,700	600	5,429.	466,300	863,600		Year end	12/23/2021
2021	101	FV	385,300	600	5,429.	466,300	852,200		Year End Roll	12/10/2020
2020	101	FV	385,300	600	5,429.	466,300	852,200	852,200	Year End Roll	12/18/2019
2019	101	FV	277,000	600	5,429.	437,200	714,800	714,800	Year End Roll	1/3/2019
2018	101	FV	272,900	0	5,429.	361,400	634,300	634,300	Year End Roll	12/20/2017
2017	101	FV	272,900	0	5,429.	332,200	605,100	605,100	Year End Roll	1/3/2017
2016	101	FV	272,900	0	5,429.	303,100	576,000	576,000	Year End	1/4/2016
2015	101	FV	261,800	0	5,429.	297,300	559,100	559,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:03:22

LAST REV

Date	Time
05/14/18	11:09:10
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11179

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TORONTO JOSEPH	45727-208		7/28/2005		552,500	No	No		
	9644-504		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	93507
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2012	925	Siding	17,900					INSTALL HARDY BOAR
12/30/1993	601	Manual	4,200					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	Meas/Inspect	CC	Chris C
1/22/2009	Meas/Inspect	345	PATRIOT
11/3/2005	MLS	MM	Mary M
1/14/2000	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/15/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5429		Sq. Ft.	Site		0	80.	1.07	9									466,295						466,300	

Total AC/HA:	0.12463	Total SF/SM:	5429	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	466,295	Spl Credit		Total:	466,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.31037736
Const Adj.:	1.00999999
Adj $ / SQ:	185.287
Other Features:	88000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	487286
Depreciation:	90635
Depreciated Total:	396651

COMMENTS

OF=2ND SINK IN FBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 4				Baths: 2		HB		

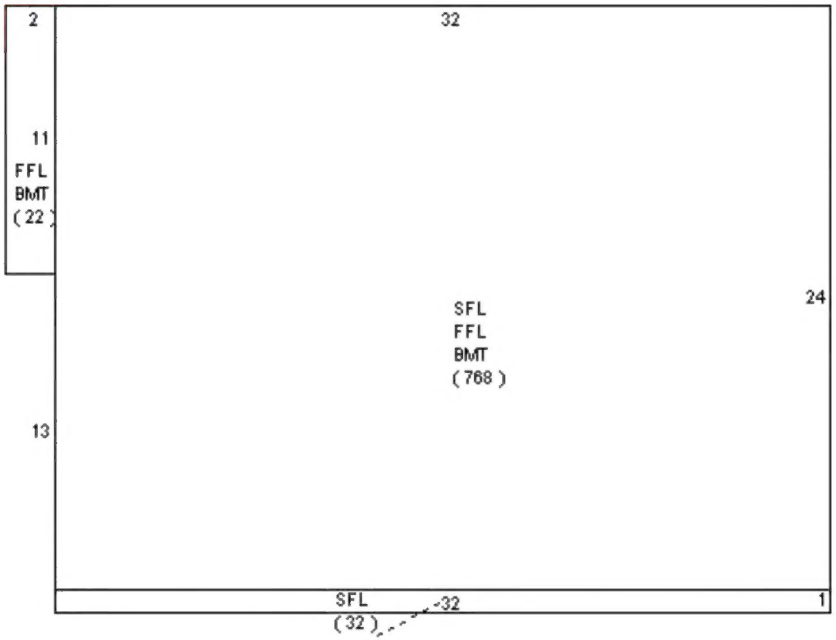
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	203.82
Special Features:	0	Val/Su Net:	166.68
Final Total:	396700	Val/Su SzAd	249.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	800	185.290	148,230
BMT	Basement	790	76.430	60,381
FFL	First Floor	790	185.290	146,377

Net Sketched Area:	2,380			Total:	354,988
Size Ad	1590	Gross Area	2380	FinArea	1985

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0010-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	2012	0.00	T	5.6	101						
19	Patio	D	Y	1	10X13	A	AV	2012	5.13	T	5.6	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600